



## Èze - Exceptional Penthouse - Panoramic View

For sale

1 119 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>
<i>District</i> <b>Èze</b>	<i>City</i> <b>Èze</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>110 m<sup>2</sup></b>
<i>Terrace area</i> <b>150 m<sup>2</sup></b>	<i>Land area</i> <b>500 m<sup>2</sup></b>
<i>Garden area</i> <b>500 m<sup>2</sup></b>	<i>Total area</i> <b>760 m<sup>2</sup></b>
<i>Bedrooms</i> <b>2</b>	<i>Bathrooms</i> <b>2</b>
<i>Parking</i> <b>1</b>	<i>Condition</i> <b>Good condition</b>
<i>View</i> <b>Unobstructed view</b>	<i>Exposure</i> <b>SOUTH</b>
<i>Ref.</i> <b>SP-YF-86052628</b>	

On the heights of Èze, in a preserved and sought-after environment, this unique penthouse invites you to discover an art of living combining comfort, intimacy and exceptional panorama. Nestled in a luxury residence, it offers a breathtaking view of the surrounding hills and the sea.

With a surface area of 110 m<sup>2</sup>, this property seduces from the entrance with its generous volumes and its luminosity. The first level hosts a large living room bathed in light, with an open kitchen with bar and a fireplace, creating a warm and friendly atmosphere. A children's bedroom, a bathroom with toilet, as well as a



guest toilet complete this floor. From the living room and bedroom, there is access to a large south-facing terrace, equipped with a barbecue area.

On the upper floor, the master suite opens onto a private terrace and garden, and has a marble bathroom with refined finishes, incorporating a hammam.

Outside, the services are up to the level of this exceptional property: a private garden of 500 m<sup>2</sup>, two large terraces totalling 150 m<sup>2</sup>, as well as access to a communal swimming pool.

Two outdoor parking spaces are available.

This penthouse is a rare opportunity on the market, combining volumes, luxurious services and a privileged location just a few minutes from Monaco.













